

094.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

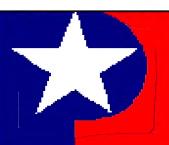
587,900 / 587,900

USE VALUE:

587,900 / 587,900

ASSESSED:

587,900 / 587,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 22 |        | AERIAL ST, ARLINGTON  |

| Legal Description |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|-----------|
|                   |  |  |  |  |  | 61159     |
|                   |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  | 09/27/18  |

## OWNERSHIP

Unit #:

Owner 1: THOMAS STEPHEN L-KAREN L/TR

Owner 2: THOMAS FAMILY TRUST

Owner 3:

Street 1: 22 AERIAL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: THOMAS STEPHEN L-KAREN L -

Owner 2: -

Street 1: 22 AERIAL ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Vinyl Exterior and 1257 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

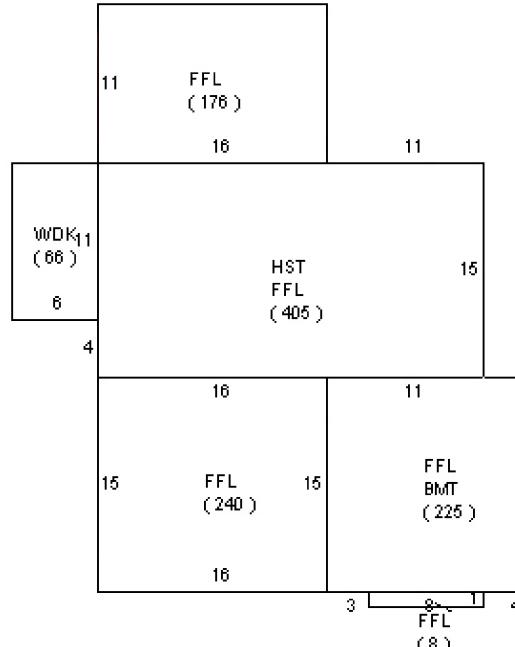
|               |                  |          |
|---------------|------------------|----------|
| Type:         | 15 - Old Style   |          |
| Sty Ht:       | 1H - 1 & 1/2 Sty |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 3 - BrickorStone |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 4 - Vinyl        |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 1 - Gable        |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | BEIGE            |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |                 |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath:    |   | Rating:         |
| 3/4 Bath:  |   | Rating:         |
| A 3QBth:   |   | Rating:         |
| 1/2 Bath:  |   | Rating:         |
| A HBth:    |   | Rating:         |
| OthrFix:   |   | Rating:         |

**COMMENTS**

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |

**SKETCH****GENERAL INFORMATION**

|               |                   |
|---------------|-------------------|
| Grade:        | C- - Average. (-) |
| Year Blt:     | 1911              |
| Eff Yr Blt:   |                   |
| Alt LUC:      |                   |
| Alt %:        |                   |
| Jurisdct:     |                   |
| Fact:         | .                 |
| Const Mod:    |                   |
| Lump Sum Adj: |                   |

**INTERIOR INFORMATION**

|               |               |
|---------------|---------------|
| Avg Ht/FL:    | STD           |
| Prim Int Wal  | 2 - Plaster   |
| Sec Int Wall: |               |
| Partition:    | T - Typical   |
| Prim Floors:  | 3 - Hardwood  |
| Sec Floors:   | 4 - Carpet    |
| Bsmt Flr:     | 12 - Concrete |
| Subfloor:     |               |
| Bsmt Gar:     |               |
| Electric:     | 3 - Typical   |
| Insulation:   | 2 - Typical   |
| Int vs Ext:   |               |
| Heat Fuel:    | 2 - Gas       |
| Heat Type:    | 5 - Steam     |
| # Heat Sys:   | 1             |
| % Heated:     | 100           |
| % AC:         |               |
| Solar HW:     | NO            |
| Central Vac:  | NO            |
| % Com Wal     | % Sprinkled   |

**DEPRECIATION**

|             |               |       |
|-------------|---------------|-------|
| Phys Cond:  | AG - Avg-Good | 26. % |
| Functional: |               | %     |
| Economic:   |               | %     |
| Special:    |               | %     |
| Override:   |               | %     |
| Total:      | 26.4          | %     |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 135.00     |
| Size Adj.:         | 1.35000002 |
| Const Adj.:        | 0.98598063 |
| Adj \$ / SQ:       | 179.695    |
| Other Features:    | 51750      |
| Grade Factor:      | 0.90       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 261637     |
| Depreciation:      | 69072      |
| Depreciated Total: | 192565     |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        | AvRate:   | Ind.Val      |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| Juris. Factor:    |           | Before Depr: | 161.73 |            |
|                   |           |              |        |            |
| Special Features: | 0         | Val/Su Net:  | 124.42 |            |
|                   |           |              |        |            |
| Final Total:      | 192600    | Val/Su SzAd  | 153.28 |            |

**PARCEL ID** 094-0-0001-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 19   | Patio       | D | Y   | 1   | 225      | A    | AV  | 1970 | 3.92       | T   | 39.2 | 101 |      |       | 500        |      |       | 500          |

More: N

Total Yard Items:

500

Total Special Features:

Total:

500

Sum Area By Label :  
 HST = 405  
 FFL = 1054  
 WDK = 66  
 BMT = 225

**AssessPro Patriot Properties, Inc**